

## KENTUCKY REAL ESTATE APPRAISERS BOARD

### TYPE OF MEETING

Regular Meeting

### DATE AND LOCATION

May 23, 2014 – Board Office

### PRESIDING OFFICER

Harold Brantley, Chair

### ROLL CALL

Present:

Harold Brantley, Chair  
Sam Blackburn, Vice Chair  
G. Herbert Pritchett, Board Member  
Kathy Mayfield, Board Member

Present Also:

Larry Disney, Executive Director  
Tom Veit, Executive Assistant  
Angie Thomas, Staff Assistant  
Kim Mathias, Executive Secretary  
James Grawe – Board Counsel

Absent:

Thomas Oliver, Board Member

Chair, Harold Brantley opened the meeting and welcomed the guest in attendance.

### MINUTES

Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board unanimously approved the April 25, 2014 minutes with amendment. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## EDUCATION

Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously approved the following education courses for Fiscal Year 2014-2015. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

(A) New Courses & Renewals – Approve for FY 2014-15

(1) OnCourse Learning Corp. d.b.a. Career Webschool

(a) 2014-15 National USPAP Update Course – 7 hours CE Internet

(b) Appraisal Math & Statistics – 7 hours CE Internet

(a) Dwellworks

A. Fundamentals of Relocation Appraising – 7 hours CE Internet

(b) Wilson Education Group – See Attached

(c) Appraisal Institute

A. AI Connect 2014 Day 1 – 2 hours CE classroom

B. AI Connect 2014 Day 2 AM – 4 hours CE Classroom

C. AI Connect 2014 Day 2 PM – 4 hours CE Classroom

D. AI Connect 2014 Day 3 – 4 hours CE classroom

E. Review Case Studies – General – 30 hours CE Classroom

(d) Dynasty School

A. Residential Appraiser Sales Comparison & Income Approach – 30 hour QE online

(e) NAIFA – See Attached

(f) Department of Revenue Office of Property Valuation

o KY Course 80 – Residential Real Property Valuation

o KY Course 90 – Farm Real Property Appraisal

(g) McKissock

A. The Sales Comparison Approach – 7 hours CE online

B. Appraisal of Assisted Living Facilities – 8 hours CE online

## EXPERIENCE REVIEW

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board

unanimously approved the following experience. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Denver Haddix – Approve experience for Certified Residential. He will need to pass the Certified Residential exam.

## CERTIFICATION/LICENSURE

A. Approval – Appraisers – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted to approve the following certification list of appraisers. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

- (1) Matthew R. Aull – Certified General (TN)
- (2) Brian R. Biggs – Certified General (FL)
- (3) Leigh Bolinger – Certified Residential
- (4) Jamie A. Conley – Associate
- (5) Michael Flynn – Associate
- (6) Aimee J. Goetz – Certified General (OH)
- (7) Deborah L. Hopkinson – Certified General
- (8) Bryan E. Howard – Associate
- (9) David E. Vogel – Certified General (PA)

B. Approval Appraiser – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the following appraiser. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Abstain. Approval works for Mr. Pritchett; Kathy Mayfield – Yes.

- (1) Earle Eversole – Certified Residential

C. AMC – Mortgage Management Consulting, Inc. – #141 – All requirements have been met and the Board acknowledge the approval of the AMC.

D. Applicant with prior conviction – Michael Flynn – Motion by Kathy Mayfield, second by Sam Blackburn and the Board voted to approve the application for Associate. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

E. Renewal Application of Thomas Donnelly – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to process the renewal. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.

## COMPLAINT

A. The Board reviewed the Case Summary Chart. 21 cases filed for 2014.

- B. Case No. 13-43 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- C. Case No. 13-60 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- D. Case No. 13-63 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- E. Case No. 14-02 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- F. Case No. 14-08 – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- G. Case No. 14-03 AMC – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- H. Case No. 14-07 AMC – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted unanimously to file a formal complaint and set the case for a hearing. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- I. Case No. 14-10 AMC – Motion by Sam Blackburn, second by Kathy Mayfield and the Board voted unanimously to dismiss the case. The Board advised the staff to notify grievant that the Board has no jurisdiction or authority to proceed with the allegations. James Grawe advised that case should be referred to the Attorney General office or CFPB. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- J. Case No. 13-59 – Christopher Allen  
Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board approved the following agreed order. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
  - (a) Allen shall be fined the sum of \$500.00 that is payable upon the return of the Agreed Order.
  - (b) Allen must submit an additional 100 hours of appraisal experience from May 23, 2014 through August 30, 2014. The experience log will be reviewed and staff

will select reports for experience credit of USPAP compliance prior to a recommendation to the Board that experience be approved.

#### K. Cases on Appeal or Pending

- (1) Lynn Prichard – 04-63, 12-10, 12-11, 12-12, 12-25, 12-26 James Grawe is working on finalizing.
- (2) Matt Miniard – 10-18 – Authorized by Court of Appeals to pursue
- (3) David Harrington– 08-49 through 08-57, 09-02, 09-03 and 09-07 – Motion will be submitted for Judge to review.
- (4) Case No. 12-45 – James Grawe stated he was meeting with investigator and contractor investigator.

#### MISCELLANEOUS

The Board reviewed and discussed the following information:

- A. Comment from audience, Jeff Lagrew concerning the newsletter. He made recommendation to Board and Staff to put in detail each violation for cases that have been settled in place of the violations number.
- B. June Board Meeting – June 27, 2014 – 9:00 a.m. – Board Office
- C. August Board Meeting Change – August 8, 2014 – 9:00 a.m. Board office
- D. September Board meeting Change- September 11 Board Retreat and September 12, 2014 Barren River State Park – Advertise with meeting as Board training for the 11<sup>th</sup>.
- E. Jon W. Faulkner – Case Submitted – License expired 6/30/2011 – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to refer case to appropriate county attorney to the county where appraisal was completed for violation of KRS 324.030. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- F. Letter to Office of Attorney General seeking legal assistance
- G. Customary and Reasonable Fees Study – See Memo handout – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to start procurement process for the fee study with a not to exceed amount of \$15,000 & update periodically. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- H. AMC Recovery Fund Claim Form – Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board agreed to process the regulation on recovery fund. The Board agreed that claims must be initially filed no earlier than June 25, 2013, the date the statute become effective. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes.
- I. Larry Disney was given authority by the Board to represent the Board at the regulation hearings.



- J. Education for Renewal – Robert Cline – Motion by Kathy Mayfield, second by Sam Blackburn and the Board unanimously agreed to waive the \$200 penalty based upon the education was completed before May 15<sup>th</sup>. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- K. Reciprocity regulation requirement for law course – Motion by G. Herbert Pritchett, second by Kathy Mayfield and the Board agreed to amend regulation for reciprocal applicants completing the law course. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- L. Distance Education Administrative Regulation – 201 KAR 30:180 – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board agreed to file regulation with amendments. The Board also gave Larry Disney Authority to represent the Board at the regulation hearings. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- M. FRT and Board Statutory Authority for Appraisal Practice and Valuation Services when acting as a Credential Appraiser in KY. The Board discussed the Board statutory authority based upon legal counsel opinion, that authority extends to any appraisal practice that a KY credential holder agrees to enter into, regardless of whether the act is a FRT or other activity.
- N. Form used for reporting mediation decisions
- O. Emphasis for Board Member Training is Title XI changes, revised policy statements, and KRS 324A; 201 KAR Chapter 30 changes.
- P. 25<sup>th</sup> Anniversary open house for July 25<sup>th</sup> Board meeting
- Q. Letter from Timothy J. Flynn requesting to waive the penalty for not completing CE by May 15<sup>th</sup> – Motion by G. Herbert Pritchett, second by Sam Blackburn and the Board denied the request to waive the late penalty fine and advised Larry Disney to notify Mr. Flynn of the regulation for not advising board of an address change.
- R. Budget Ending April 2014
- S. Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board unanimously agreed to rescind motion to have appraiser pay a fee for non-approved education courses. Roll call – Sam Blackburn – Yes; G. Herbert Pritchett – Yes; Kathy Mayfield – Yes
- T. Larry Disney advised the Board there was no exam preparation for anyone completing the exam today. The Board advised Larry Disney to write a letter of concern to the AQB.
- U. The Board and staff acknowledged James Grawe announcement of retirement and commended him on his years of service to the Board

Motion by Sam Blackburn, second by G. Herbert Pritchett and the Board voted to adjourn the meeting.

  
Chair

  
Staff Assistant

## WILSON EDUCATIONAL GROUP

P.O. Box 613, 533 Legion Drive, Harrodsburg, KY 40330  
Contact Person: C.W. Wilson (859) 734-3174

Web Site: [www.wilsonedgroup.com](http://www.wilsonedgroup.com)

### COURSE APPROVED FOR BOTH **PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles - WEG 400	30 hours
Basic Appraisal Procedures - WEG 401	30 hours
Capitalization Applications - WEG 443B	15 hours
Expert Witness Testimony - Electives - WEG 450	15 hours
Introduction to Income Property Appraising - WEG 443A	15 hours
National USPAP - WEG 370	15 hours
Residential Market Analysis and Highest and Best Use - WEG 430	15 hours
Residential Report Writing - WEG 434	15 hours
Residential Sales Comparison Approach - WEG 432	15 hours
Residential Site Value and Cost Approach	15 hours
Site Improvement Inspection & Doc- WEG 437	15 hours
Statistics, Modeling & Finance - WEG 435	15 hours

### COURSES APPROVED **CONTINUING EDUCATION CREDIT**

Expert Witness Testimony - Day 1 - WEG 450A	7 hours
Expert Witness Testimony - Day 2 - WEG 450B	7 hours
National USPAP Update	7 hours



## NATIONAL ASSOCIATION OF INDEPENDENT FEE APPRAISERS

401 N. Michigan Ave., Suite 2200, Chicago, IL 60611

Contact Person: Susan Lane (312) 321-6830

Web Site: [www.naifa.com](http://www.naifa.com)

### COURSE APPROVED FOR BOTH **PRE-LICENSING** AND **CONTINUING EDUCATION CREDIT**

*\*All approved pre-licensing courses will be accepted for continuing education credit.*

Basic Appraisal Principles	30 hours
Basic Appraisal Procedures	30 hours

### COURSES APPROVED **CONTINUING EDUCATION CREDIT**

2014-2015 National USPAP Update	7 hours
Appraisal Spreadsheet: Regression Analysis	7 hours